

U.S. 360 Development Commercial Industrial Corridor

Description: Located along the Route 360 Corridor and is identified as the location for current and future development for commercial and industrial businesses.

Primary Land Uses: retail shopping, personal service uses, medical and office uses, and industry

Development Guidelines:

1. Identify key industrial development areas accessible from Rt. 360 corridor.
2. Discourage scattered industrial development outside of the designated area.
3. Promote compact, high-density development, with efficient use of available land.
4. Place land use emphasis on clean industry.
5. Strongly promote the use of access roads to locate numerous businesses and limit obstruction of Route 360 Traffic.
6. Establish traffic and transportation criteria for new development.
7. Encourage public facilities and urban infrastructure for future development.
8. Require landscape and buffer plans as outlined in the Route 360 Development Area
9. Concentrate heavy Industrial use to the Industrial Park
10. The Corridor Width is 1,200 feet wide.

Industrial Land Use Definitions

As defined in the County's Future Land Use Map, light industrial areas are intended for low-impact manufacturing and assembly operations, as well as large-scale storage, distribution, and warehousing facilities. These uses are generally characterized by minimal environmental impacts on surrounding properties. In contrast, heavy industrial areas are designated for more intensive uses such as manufacturing, processing, and salvage operations, which typically generate significant environmental impacts, including noise, odor, and vibration, that may affect nearby properties.